

HOME INSPECTION REPORT



54 Rivercrest Rd

Toronto

Prepared for: Theodore Babiak

Prepared by: Bob Papadopoulos P.Eng., RHI *

Inspection Date: July 25 2024



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Please Read: http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.pdf

Please Read: <https://redbrickinspections.ca/home-inspection-terms-and-conditions/>

Please Read: <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

* please see credentials at end of report

SIGNIFICANT ITEMS

*This page should not be considered as the complete report.
Please read all other forms contained within the Home
Inspection Report*

*For the purposes of this report,
the front of the house is considered
to be facing: East*

ROOFING	The roof surfaces through-out are overall in good repair.
EXTERIOR	Overall well maintained. Newly installed concrete retaining wall and landscaping. Older wood retaining wall.
STRUCTURE	Overall well built house.
ELECTRICAL	The 100 AMP service size is adequate. In addition to upgraded wiring there is knob and tube wiring-please see details.
HEATING	20-yr-old gas-fired hot-water-boiler with a typical life expectancy of over 25-yrs.
COOLING/ HEAT PUMPS	Two units: approx. 5 and 15-yr-old ductless air-conditioners with a typical life expectancy of 15-20-yrs.
INSULATION/ VENTILATION	Recommend additional insulation in the roof space to improve comfort and efficiency. Exterior walls have been insulated with foam board.
PLUMBING	Overall good water pressure with copper supply piping. The washrooms and kitchen have been renovated and in good repair.
INTERIOR	Overall well maintained. Reported that foundation has been damp-proofed which will minimize risk of basement leaking.

OVERALL RATING

The following rating reflects both the original quality of construction and the *overall* current condition of the home, based on a comparison to *similar* homes.



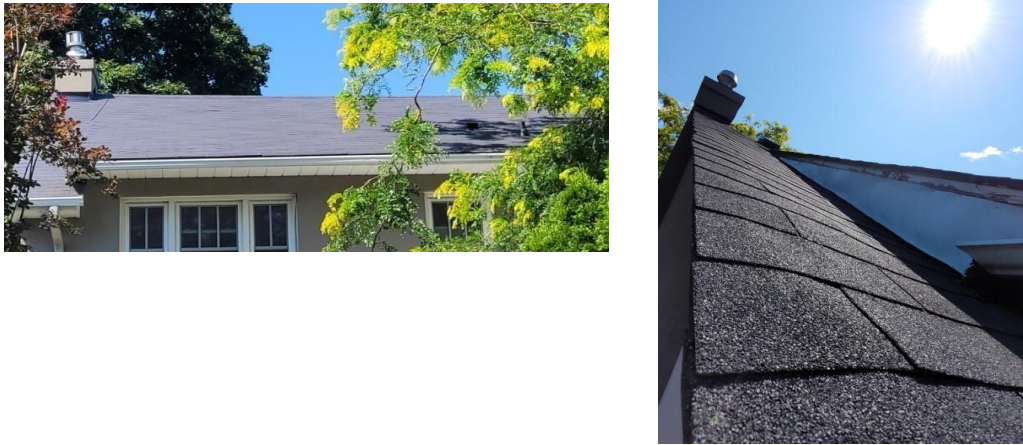

Below Typical

Typical

Above Typical

Prior to reviewing the Home Inspection Report please read the Terms and Conditions of the Home Inspection and the Standards of Practice of the Ontario Association of Home and Property Inspectors available online at:

www.redbrickinspections.ca

REFERENCE LINK	http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf			
54 Rivercrest Rd	ROOFING/Chimneys			July 25 2024
Description				
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type:	Location:
Asphalt Shingles:	Slope:	Low	Brick:	South
Metal:	Overhang:	Low	Brick:	North
Modified Bitumen:	Flat:	Low	garage	
Limitations				
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:		
From Grade	Height	Height		
From Edge	Tree			
Observations/Recommendations				
Tree Branches: retain arbourist for annual monitoring/trimming				
Sloped Surface: overall surface in good repair				
				
Chimney(s): overall in good repair				
Comments: front door overhang - in good repair				
Flat Surface: overall surface in good repair requires cleaning				
				
Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)				

Description

Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Various Above Grade	Lot Topography: Flat Away From House House Above Ravine	Walls & Wall Structures: Synthetic Stucco Concrete Block Retaining Wall Wood Retaining Wall
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Limitations

Exterior Inspection from Ground Level

Observations/Recommendations

ATTACHED GARAGE: see Structure

WALL SURFACES:

Synthetic Stucco: overall in good repair

DOORS/WINDOWS: overall in good repair

DECK overall in good repair



DOORS/WINDOWS: overall in good repair, driveway drain recently cleaned, overflow pipe should have elbow pipe connected



RETAINING WALL: rear yard/slope: concrete newly installed reinforced concrete wall

**Landscaping: rear yard/slope: new landscaping/installation of plants, etc. monitor plants development, monitor slope stability, consider retaining specialist for monitoring

RETAINING WALL: rear yard/slope: wood is older/partly damaged, continue to monitor/repair, budget to replace, install safety rails on wall



Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house

** Any or all these items may contribute to **Basement Leakage**. Please see Interior Page

Description

Configuration: Basement:	Foundations: Masonry Block	Floor : Wood Joists	Walls : Masonry (Stucco Finish)	Roof/Ceiling Framing: Wood Rafters/Joists
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Limitations

Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>99</u> % Roof Space Inspected From Access Hatch
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Observations/Recommendations

overall well built house

FOOTINGS/FOUNDATIONS GARAGE: north west corner: settlement cracks, reported older and the footing/foundation was underpinned - repair cracks and monitor
 Concrete Floors: GARAGE: this ia a steel reinforced suspended slab, visibility was limited due to storage, recommend further evaluation surface maintenance/treatment on top surface with sealant, monitor



ROOF: overall in good repair



Description

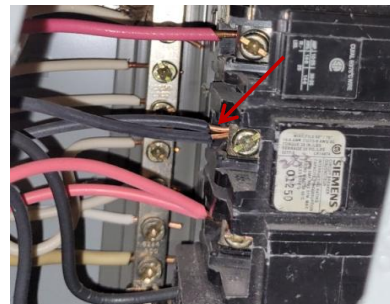
Service Size: 100 AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box	Location: Overhead	Copper
Rating: 100 AMP	Type of material: Not Visible	Grounded & Ungrounded
Description: Breakers		Knob-and-Tube-Copper
Location: Basement		
Distribution Panel	System Grounding:	
Rating: 100 AMP	Description: Copper	
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:
Location:		Location: Outside Bedroom
Auxiliary Panel(s):	Outlets	Bathroom(s) Kitchen
Rating: AMP	Description: Grounded/Ungrounded	Garage
Description:	Number of Outlets: Typical	Arc Fault Circuit Interrupter:
Location:		Location:

Limitations

Main Disconnect Cover Not Removed

Observations/Recommendations

SERVICE ENTRANCE: overall in good repair
 SERVICE PANEL: crowded, double taps (two wires connect to one breaker), install sub-panel or larger panel if required



BRANCH WIRING:
 Knob & Tube: based on random sampling observed in various 2nd level switches/outlets may require upgrading for insurance purposes for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.

Note 1: All recommendations are safety issues - Treat them as high priority.

Note 2: Please ensure accurate labelling on panels.

REFERENCE LINK http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf

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HEATING

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Description

Description: Efficiency: Rated Input: Approx. Age: Life Expectancy: Fuel Type: Shut Off at:
Hot Water Boiler: Low 125 x1000BTU/hr 20 yrs. 25+ yrs. Gas Meter-Exterior

Exhaust Vent Arrangement: [Metal Through Masonry Chimney](#)

Limitations

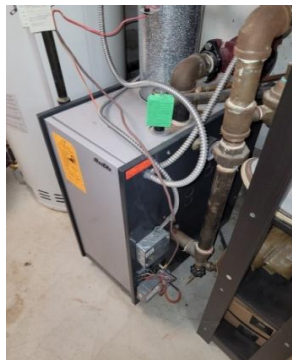
[Heat Loss Calculations Not Done](#) [Summer Test Procedure](#)
[Heat Exchanger- Inaccessible](#)

Boiler Performance

Pressure lbs/in2: 10

Observations/Recommendations

HOT WATER BOILER: [service annually](#)
[annual CO test mandatory for this type of unit](#)
[recommend obtaining replacement parts/servicing contract](#)



Radiator(s): [overall in good repair](#)
[monitor/repair valves as required](#)

REFERENCE LINK

http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf

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COOLING/Heat Pumps

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Description

Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	12 x1,000 BTU/hr	5 yrs. old	15 to 20 yrs.
Ductless (air-cooled)	12 x1,000 BTU/hr	15 yrs. old	

Limitations

Cooling Performance

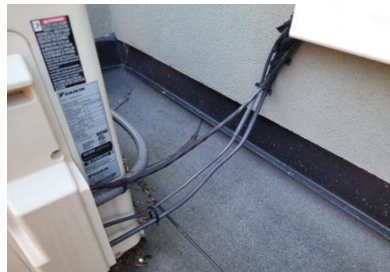
Supply Temp F:	60
Return Temp F:	70

Observations/Recommendations

DUCTLESS A/C: [service annually](#)
[one aging unit, continue servicing until replacement becomes necessary](#)



Refrigerant Lines: [repair/replace insulation](#)



Description

Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass/Cellulose:	Main Roof:	24	Kraft Paper	Roof
Foam Board	Masonry Walls:	7		

Limitations

Roof Space Inspected from Access Hatch

Access Not Gained To Wall Space

Observations/Recommendations

Main Slope Roof: recommend upgrading insulation to improve comfort and efficiency
 recommend improving ventilation with soffit vents

Roof Access Hatch: insulate and weather-strip access hatch to roof space



REFERENCE LINK

http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf

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PLUMBING

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Description

Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Cast Iron	Water Heater Type: Conventional Fuel Type: Gas Capacity: 50 Gal Age Yrs.: 4 Life Expectancy: 15

Limitations

Isolating/Relief Valves & Main Shut Off Valves Not Tested	Concealed Plumbing not Inspected
Kitchen and Laundry Appliances Were Not Inspected	Tub/Sink Overflows Not Tested

Observations/Recommendations

SUPPLY PIPING: all piping examined was in good repair

WASTE PIPING: all piping examined was in good repair
new plastic cleanout pipe(s) at front basement wall indicates drain upgrades
it was reported d main drain was replaced to city sewer, requires
video scan to confirm,
recommend installing backflow valve to main waste drain

Kitchen(s) overall in good repair

Washroom(s): overall in good repair

Description

Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Single/Double Hung	French
Ceramic Tile		Paneling	Sliders	Wood
Resilient			Fixed	
			Double Glazing	
Fireplaces:	Fireplace Fuel:			
Insert	Gas	x2		

Limitations

Restricted/No Access To: _____ Foundation Not Visible 99 %
 CO Detectors, Security Systems, Central Vacuum, Chimney Flues Not Inspected Drainage Tile Not Visible
 Storage/Furnishings in Some Areas Limited Inspection

Observations/Recommendations

Floors/Walls/Ceilings: overall in good repair

Trim/Cabinets/Counters: overall in good repair

Windows/Doors: overall in good repair

FIREPLACE: service annually

**Basement Leakage: presently no leaking detected with moisture meter random sampling
 see steps below
 reported that foundation damp-proofed to minimize leaking risk

CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law

** Steps recommended in order to minimize basement leakage

- gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior



Bob Papadopoulos P.Eng, RHI

- **Over 20 years of building inspecting experience in Toronto and the GTA**
- **Over 6,000 residential and commercial buildings inspected**

Bob has inspected over 6,000 residential and commercial buildings of various descriptions and reporting on conditions of major systems including structure, building envelope and mechanical systems, specific problem investigations and pre-renovation inspections. In the past Bob has helped train Home Inspectors and assisted in the creation of educational courses on home inspecting as well as taught Home Inspection courses at Seneca College. Bob also has experience in the construction industry inspecting many large scale projects through-out the GTA. He also served in the Canadian Navy as a Marine Mechanic and Ships Team Diver.

Professional Designations

- P.Eng. (Professional Engineer of Ontario) <http://www.peo.on.ca/>
 - RHI Registered Home Inspector <http://www.oahi.com/>
 - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
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